

April 6, 2021

City of Issaquah  
Community Planning & Development  
1775 12<sup>th</sup> Avenue NW  
Issaquah, WA 98027

## **Maclean Subdivision Pre-Application Narrative**

The Maclean cluster subdivision is located at 4929 Issaquah-Pine Lake Road SE in Issaquah, WA, on one lot in the SF-SL (Single Family – Small Lot) zone. The existing detached single-family house will be demolished, and a new cluster subdivision will be developed. The project proposes 36 single family dwelling units and a local access road addition through the site. The proposed development is summarized by the following characteristics and narrative:

Property Location:	4929 Issaquah-Pine Lake Road SE, Issaquah, WA 98029
Parcel Number:	2224069039
Property Zoning:	SF-SL
Proposed Zoning:	SF-SL
Property Area:	230,868 sf (5.30 ac)
Proposed Residential Lots:	36
Project Type:	Single Family Dwelling - Residential Cluster Subdivision

### **Site Description**

There is currently a detached single-family house located on the site, which will be demolished. The site slopes downward from south to north with defined steep slopes mainly bordering the north and eastern edge. The surrounding development is as follows:

- North: Apartment Multi-Family Dwelling – SE 48<sup>th</sup> St (Sammamish R-12 zone)
- East: Single Family Residential – Issaquah-Pine Lake Rd SE (Sammamish R-4/R-6 zone)
- South: Church/Welfare/Religious Service – SF-SL zone
- West: Single Family Residential – SF-SL zone

### **Project Elements**

#### Water and Sewer Utilities:

The City of Issaquah provides the existing site with water and sewer utilities. The proposed development will connect to the existing water and sewer mains within the adjacent public right-of-way. Mains for both utilities will extend throughout the site.

#### Stormwater Detention:

An existing stock pond exists in the northwestern portion of the project site which will be converted to a stormwater facility. This pond is man-made, has been lined with bentonite and has been utilized as a stock/irrigation pond. This pond was investigated by Louis Emenhiser with Acre Environmental who determined that it was not a wetland.

#### Cluster Subdivision:

Area: The project site meets cluster subdivision standards, which requires a minimum area of two (2) acres. The parcel area proposed for the subdivision exceeds 5 acres in total project footprint.

Open Space: The project proposes roughly 39,670 SF of open space across two different locations. This exceeds the open space requirement of 29,795 SF (15% of the net site area per cluster subdivision requirements).

Frontage Improvements:

All roads and improvements will be consistent with Issaquah Municipal Code and Street Standards.

Access/Streets/Parking:

All 36 proposed units will take access off of the proposed local access drive that runs through the property. There are two proposed entrance points from 236<sup>th</sup> Ave SE that loop around the development and provide access to an additional greenspace at the far southeastern portion of the site. Each home will provide 2 parking stalls. A 45' width ROW within the development will be provided for public access with curb, gutter and sidewalk. Two shared accesses of 25' will be proposed off of the public ROW to serve adjacent lots.

Critical Areas:

Areas of steep slopes (40% and greater) have been generally identified along the project boundaries along Issaquah-Pine Lake Road and SE 48<sup>th</sup> St.

### Pre-Application Questions

1. What are current review timelines associated with the cluster subdivision development agreement process and how does that compare to a traditional subdivision timeline?
2. Would the proposed detention pond count towards common usable open space?
3. Would the steep slope critical area be allowed within lot area or would it need to be in a separate tract?
4. The project proposal assumes that the existing stock pond will be dug deeper/wider in order to meet stormwater requirements for detention. Are there any concerns with this approach?
5. Are there any frontage improvements associated with Issaquah-Pine Lake Road, 236<sup>th</sup> Ave SE or SE 48<sup>th</sup> St that would be required to be constructed by the project?
6. Will there be any ROW dedication necessary on any of the project frontages?

We look forward to working with you, and appreciate your review, input and assistance.

Sincerely,



Tom Abbott, PE  
Project Manager  
LDC, Inc.  
HQ Office